Planning & Zoning Commission Agenda
Wednesday, May 1, 2013 @ 5:00 pm
City Hall - 70 Court Plaza
First Floor North Conference Room
www.ashevillenc.gov (search "Planning & Zoning Commission")

PRE-MEETING AGENDA – 4:30 PM, 5TH FLOOR CITY HALL

1. Review of agenda items.

PLANNING & ZONING COMMISSION AGENDA – 5:00 PM 1ST FLOOR CITY HALL

The Planning and Zoning Commission will hear public comments only on items that appear on the agenda. Presentations by the public shall be limited to no more than ten (10) minutes for the main spokesperson for a group and no more than three (3) minutes for other individuals. Additional information may be conveyed to the Planning and Zoning Commission in written form.

ADMINISTRATIVE

1. Approval of minutes from the April 3, 2013 meeting.

LEVEL II

1. Review of a Level II site plan for the project identified as **Western Carolina Rescue Mission** located at 221 and 225 Avenue. The project proposes a 1,320 square foot addition along with the renovation of an existing building for 16 transitional units and overnight facility. The project is also seeking a variance from UDO standards found in section 7-8-18 (f) (13) '*design and operational standards*' concerning fenestration requirements. The property owner is Western Carolina Rescue Ministry and the contact is Tad Dotson, AIA. The property is identified in the Buncombe County Tax records as PIN 9648-19-4937. Planner coordinating review – Alan Glines

REZONING

1. Request to rezone property located on **Thompson Street** from River District to UP (Urban Place) District. The petitioner is George Morosani, for M Realty, LLC. The property is identified as PIN 9648-81-9209. Planner coordinating review – Blake Esselstyn

CONDITIONAL ZONING

1. A request for a Conditional Zoning from Residential Multifamily High Density RM16 to Urban Residential District URD CZ for the project identified as **291 East Chestnut Street** located at 287 & 291 East Chestnut Street. The request includes a proposal to construct sixteen (16) multi-family dwelling units in two separate buildings, in addition to four (4) existing units onsite. Modifications to the setback and landscape buffer requirements are requested. The owners are Physis, LLC and Joel Storrow, and the contact is Chad Roberson, AIA. The property is identified in the Buncombe County tax records as PIN 9649-63-3056 and 9649-62-4958. Planner coordinating review – Julia Fields.
2. A request for a Conditional Zoning amendment Highway Business CZ for the project identified as **Asheville Academy** located at 1709 Hendersonville Road. The amendment would facilitate the development of an 8,215 square foot daycare facility. The owner is Racquet Club Partners, LLC and the contact is Clay Mooney. The property is identified as a portion of Buncombe County tax records 9655-08-6769. Planner coordinating review – Julia Fields
3. A request for a Conditional Zoning from Residential Single Family High Density RS8 and Community Business II CBII to Conditional Zoning Community Business II CBII-CZ for the project identified as **Biltmore Hill** located at 63 Brook Street. The request is for the development of a 24,958 square foot mixed use building and a 7,707 square foot seven (7) unit multi-family building. The owners are 63 Brook St, LLC and 2 Warren Avenue, LLC and the contact is Bryan Moffit, AIA. The property is identified in the Buncombe County tax records as PIN 9647-79-5641, 9647-79-4517, 9647-79-4587, and 9647-79-3754. Planner coordinating review – Jessica Bernstein

SUBDIVISION MODIFICATION

1. A request for a Subdivision Modification to the width of a flag lot to allow for the development of a residential lot. The property is located on **Starmount Drive**. The owner is Joseph D. Baxley and the contact is Steve Agan. The property is identified in the Buncombe County tax records as PIN 9639-30-3373. Planner coordinating review – Julia Fields

NEXT MEETING

1. Discuss need for mid-month meeting, May 17.
2. Next meeting will be Wednesday, June 5, 2013 at 5 p.m.